

MIDDLE CANYON LAND USE ADVISORY COMMITTEE (MCLUAC)
MINUTES OF THE MEETING
FEBRUARY 28, 2023

CALL TO ORDER

A meeting of the Middle Canyon Land Use Advisory Committee was called to order at 6:03 p.m. at Coram-West Glacier Volunteer Fire Department, Coram, Montana. Board members present were Victoria Lee, Joe Hoff, Mike Kopitzke and Mary T. McClelland.

There were 4 members of the public in attendance. There were 2 members of the public in attendance via Zoom. There was no one in attendance from the Flathead Planning and Zoning Office. Apologies for technical difficulties with the zoom. It will take another meeting to work it out.

APPROVAL OF MEETING AGENDA

Lee made a motion, seconded by Hoff, all in favor to approve the February 28, 2023 meeting Agenda.

APPROVAL OF November 29, 2022 MEETING MINUTES

Lee reported a typo in minutes pointed out by resident, changing 5A to 10A minimum lot size in reference to Darwon Stoneman property report. Kopitzke made a motion, seconded by Hoff, all in favor to approve the November 29, 2022 meeting minutes as amended.

ELECTION OF OFFICERS

Kopitzke nominated Lee for Chair, McClelland 2nd, all in favor; Lee nominated McClelland for Secretary, Kopitzke 2nd, all in favor. Hoff nominated Kopitzke for Vice Chair, McClelland 2nd, all in favor.

Officers for 2023 are: Chair Victoria Lee; Vice Chair Mike Kopitzke; Secretary Mary T. McClelland.

PUBLIC COMMENT (Public matters that are within the jurisdiction of the Middle Canyon Land Use Advisory Committee 2-3-103 M.C.A)

- Thamert major land use application was denied by Commissioners. Path forward includes either abiding by setbacks per CALURS or going before the Board of Adjustment. Inquiries on the process will be made at the Planning Office and will report back.
- Dissolution of the R-1 Zoning District scheduled for March 7th. County Department Agendas need to be checked regularly as items change frequently. Kopitzke explained the Settlement Agreement process.
- Lake Five Whistle Stop Retreat owner filed an Appeal of the District Court decision to the Montana Supreme Court .
- McDonald Creek Lane house will be inspected by Flathead Conservation District for Permit 310 violations on February 27th. March 13th will be the public meeting where inspection, complaints, violations will be discussed.

Public Hearings – None

OLD BUSINESS

- By-Laws Working Committee Presentation. Still under review.

- West Glacier Vision Plan Update. Meeting with Commissioner Abell rescheduled for March 10th. Mary T. McClelland (community rep) and Gary Rodgers (business rep, Pursuit) will attend.

NEW BUSINESS

- GIS MCLU mapping – McClelland working with GIS office to update MCLU map, copies will be made available hopefully by next meeting. Order through her at \$4.20 ea.

OTHER DISCUSSION AND COMMUNITY REPORTS 7:14 PM

- Sharon Bengtson – no report on Underpass Project until next time.
- Rob Spence – West Glacier school internet project expect to be up and running by March 17th
- As a courtesy, Hoff reported on a project he is undertaking to change a boundary line between his residential and commercial property and difficulties he was encountering. Made map of plan available for review at the meeting.

ADJOURNMENT

The meeting was adjourned at 6:52 pm by Victoria Lee. The next meeting will tentatively be held March 28, 2023, 6:00 pm—to be determined a week in advance. Two of the four committee members may be absent. Location: Coram-West Glacier Volunteer Fire Department.

Victoria Lee, Chair

Mary T. McClelland, Recording Secretary

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation. Any communication with the Flathead Planning and Zoning Office are subject to relevant State and Federal public record and information laws and regulations and may be disclosed without further notice to you.

How to contact the Middle Canyon Land Use Committee (MCLUAC)

All correspondence goes to the Flathead Planning Office initially. Concerns, complaints or questions should be sent to Planning.zoning@flathead.mt.gov; the office will respond within 24 hours.

Compliance complaints can be submitted by Middle Canyon residents by completing the compliant form provided online, attached to an email to the Planning.zoning@flathead.mt.gov office. Forms are also available at the Flathead County Planning and Zoning Office, 40-11th Street W, Kalispell MT

Code compliance web page:

https://flathead.mt.gov/planning_zoning/codecompliance.php

Complaint violation form:

https://flathead.mt.gov/planning_zoning/documents/ComplaintFormupdated12.19.16.pdf